

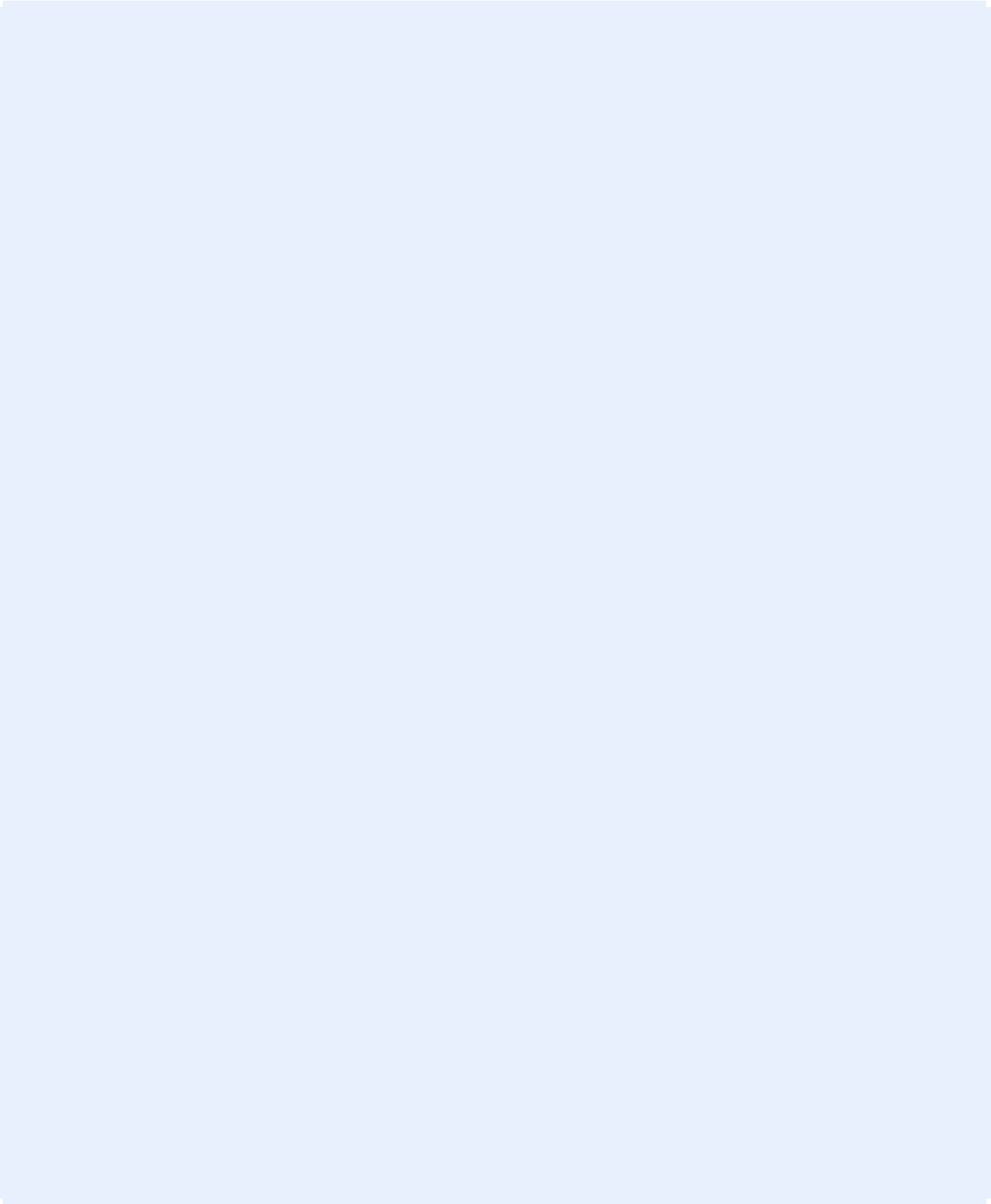
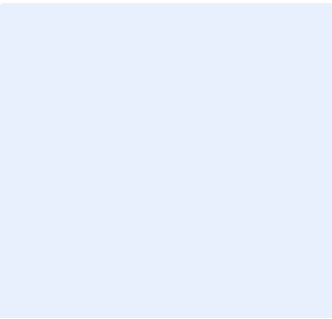
Habitat Management and Monitoring Plan

Site Name:	East Court, College Lane, East Grinstead
Date:	15/10/2025
Version:	0

Author:



Client:



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Version Control

The version control is used for updates to the content. Record the initial version and further version control details in this table each time the management plan is altered throughout the management and monitoring period.

Version	Issue Status	Prepared by / Date	Approved by / Date
0	Complete	Jack Kellett 15/10/2025	Carly Teague 16/10/2025

Document Details

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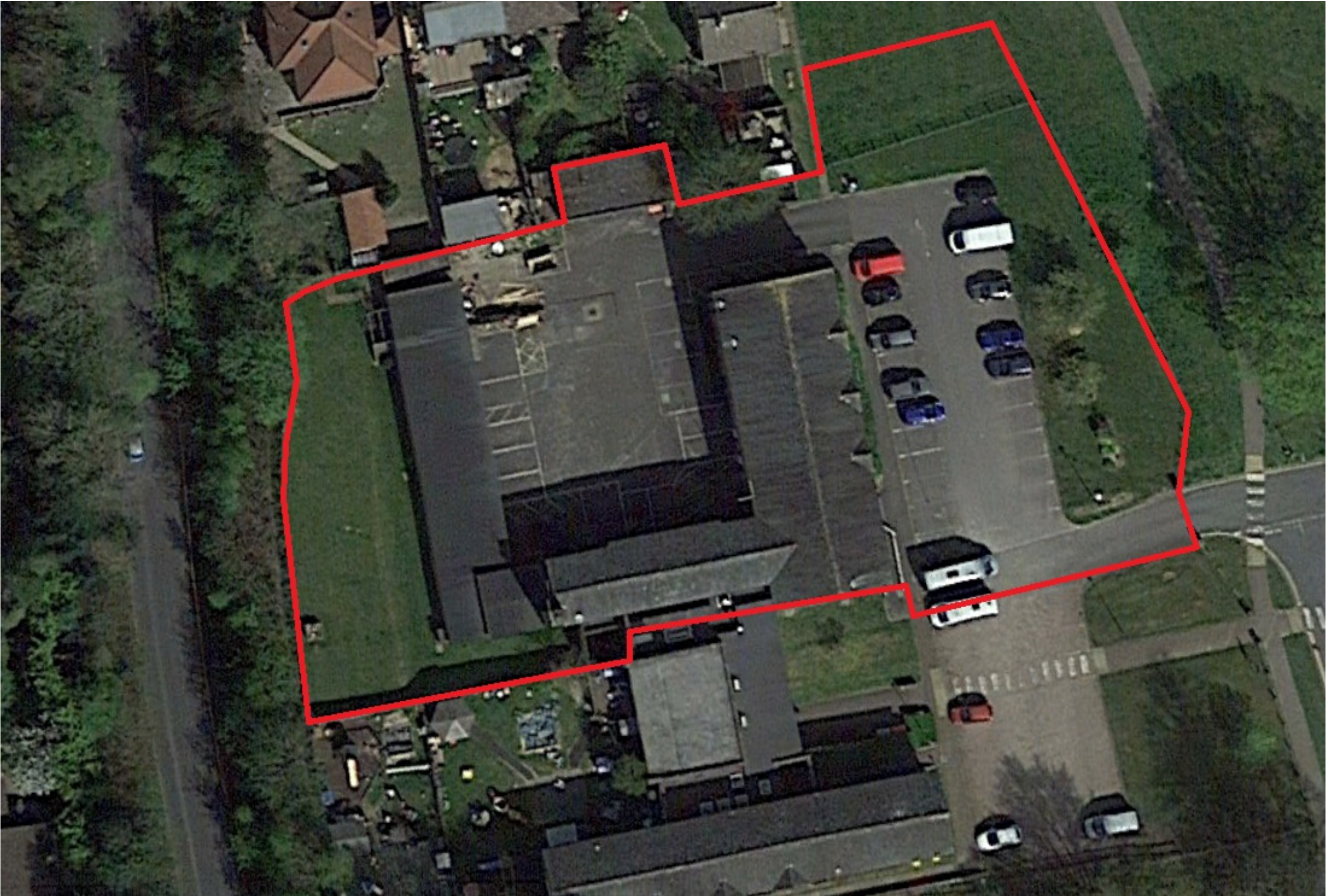
1. Project Background

Summarise the key aspects of your management plan in this section. Table PB-B01 can be extended to suit the specific needs of individual projects.

Site Overview PB-B01	
Project type	Onsite BNG
Development Name and Address	Police Station, East Court, College Lane, East Grinstead, West Sussex, RH19 3LY
BNG Project Name and Address	See above
Author Organisation	JWK Wildlife Surveys Ltd
Landowner	ZMQL Ltd
Land Manager	ZMQL Ltd
Responsible person/organisation for creating or enhancing the habitat	ZMQL Ltd
Period covered by this management plan	Start/end point of 30+ year period and 5-year update (including phasing if applicable)
Planning authority	Mid-Sussex District Council
Planning reference (if applicable)	DM/25/1672
BNG register reference (if applicable)	N/A
Central OS grid reference	TQ397 386
Metric revision/title	Statutory biodiversity metric July 2023
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

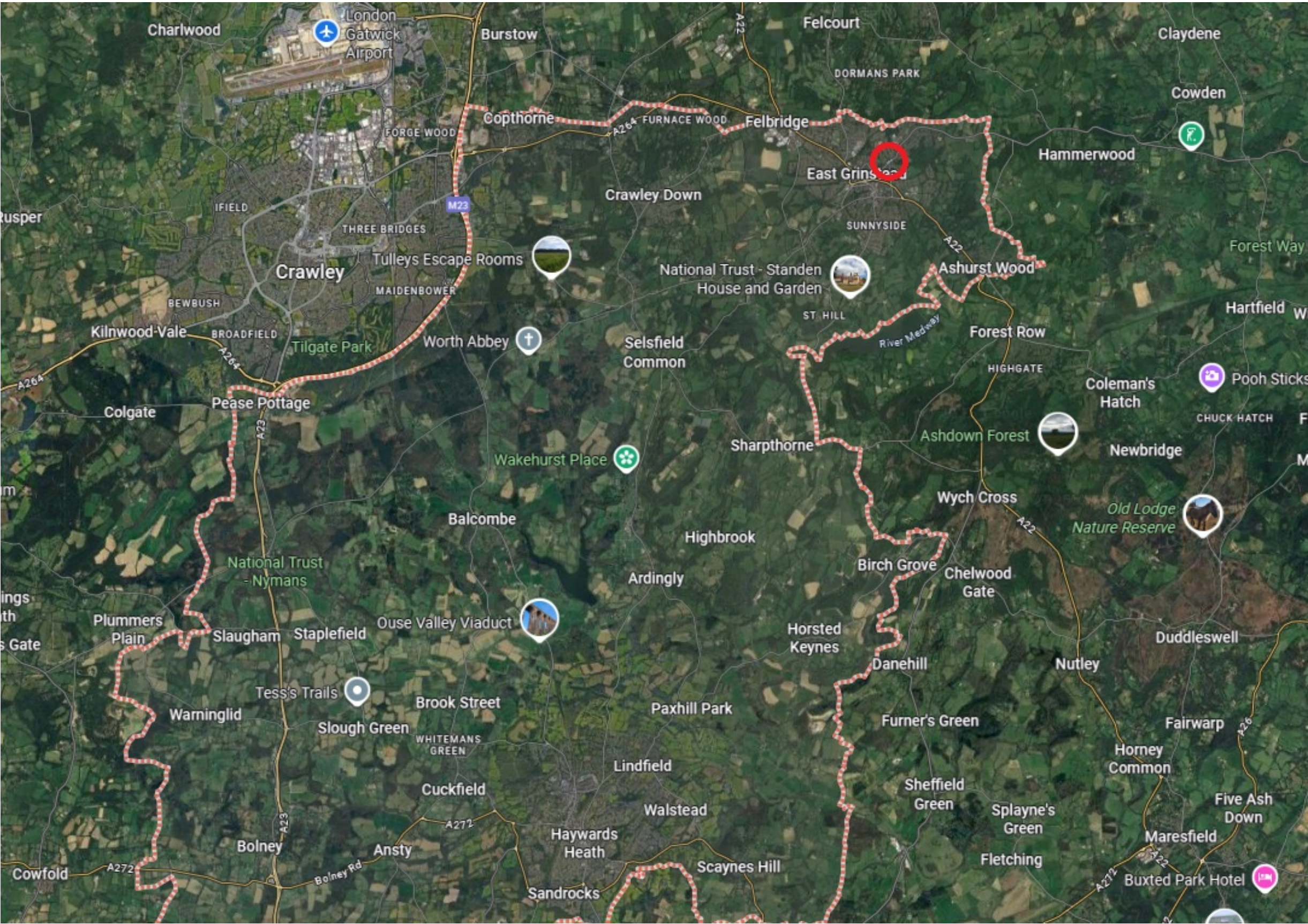
Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
Other Neutral Grassland retained, enhanced and created. Trees retained and planted. Mixed scrub created.
Timescales for Actions PB-B03
2026/27
Monitoring Requirements PB-B04
The monitoring of the post-development habitat creation / enhancement will need be provided to the LPA at years 1, 3, 5, 10, 15, 20, 25, 30.
Required Consents and Licences PB-B05
Funding PB-B06
Existing funds
Legal Agreement PB-B07
Onsite BNG land owner and applicant the same



Site Context Plan PB-F02

This plan should show the location of the site, including the LPA, boundary, national character area, and any relevant landscape scale policy or guidance information.



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08		Yes: ☐ No: ☒	

Roles and Responsibilities

Provide details of the responsible persons and organisation(s) for delivering this management plan.

Ecologist or Other Professional Responsible for HMMP PB-B09				
Name or Initials		JK		
Organisation		JWK Wildlife Surveys Ltd		
Responsibility	Start Date:	15/10/2025	End Date:	
The project ecologist has produced this HMMP and will ensure its implementation for as long as they are involved with the project. Should there need to be a change in the responsible person the project ecologist will ensure a handover of all information relevant to its continued use.				
Statement of Competency				
The project ecologist is a full member of CIEEM and has over 14 years professional consultancy experience. They have been involved in multiple projects that have had habitat creation and management elements.				

Landowner or Land Manager PB-B10				
Name or Initials				
Organisation		ZMQL Ltd		
Responsibility	Start Date:	2025	End Date:	2026
Implementation undertaken by land owner				
Statement of Competency				
HMMP actions are minimal and will be overseen by applicant and undertaken by competent landscaper				
Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		N/A		
Organisation				
Responsibility	Start Date:		End Date:	
Statement of Competency				
LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials				
Organisation				
Responsibility	Start Date:		End Date:	
Summarise the agreed relevant responsibilities of the LPA or Responsible Body in the review, auditing and, or, long-term involvement in the implementation of this HMMP (if applicable)				

Land Use Summary

Overview of Baseline Site Use PB-B13

The proposed development site comprises a former police station with associated parking, access road and landscaped areas. All onsite natural habitats, mainly comprising amenity grassland, introduced shrub and some small ornamental trees were subject to regular management consisting of pruning and mowing. Exact management regime is unknown but considered to be regular based on the general managed nature of features present during the site visit.

Overview of Proposed Site Use PB-B14

Proposals involve the conversion of the main onsite structure for residential use with additional parking and landscaping areas. The majority of existing nature features will be retained with additional areas proposed.

Site Context Photos PB-F03

Please include two overview photographs of the site in its current form here. Include additional photographs in an appendix if needed. Tick if additional photographs are provided in the Appendices
☐ Reference: [Click or tap here to enter text.](#)



Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01

Consider the Baseline and Environmental Information listed below. These are likely to be appropriate factors informing your proposals and project design. They can provide the reviewer with important contextual information for the management prescriptions provided later in this document. Use your professional judgement to determine which factors are relevant to your specific project.

Please use the check box to indicate which are included in your plan. For any not included, provide brief reasons why the factor is not relevant to your project using your professional judgement. Where this information is provided elsewhere, you can reference existing reports and, or, plans that have informed your decisions. For the templates for each heading see pages 3-20 of the Companion Document.

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated sites?	☒	Refer to Preliminary Ecological Appraisal (JWK Wildlife Surveys Ltd, 2024)
Protected and Notable Species	Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management?	☒	Refer to Preliminary Ecological Appraisal (JWK Wildlife Surveys Ltd, 2024)
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	☒	Refer to Preliminary Ecological Appraisal (JWK Wildlife Surveys Ltd, 2024)
Biological Records Plan - Sites and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	☒	Refer to Preliminary Ecological Appraisal (JWK Wildlife Surveys Ltd, 2024)
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☒	Refer to Preliminary Ecological Appraisal (JWK Wildlife Surveys Ltd, 2024)
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	Private development
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	No
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	Enhancement of existing brownfield land
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	N/A
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	Enhancement of existing lawn
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	No
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	No
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	Flood zone 1
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	No, see above
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	No
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	No
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	No

2. Planned Management Activities

Provide the site-wide aims and objectives. These should consider the Project Background information section outlined above as well as the outcomes of the Metric.

Management Plan Aims and Objectives PM-B01

The principal aim of the management plan is to secure the long-term sustainable management of the onsite ecological enhancements and to ensure that the respective environmental functions are achieved, by supporting the establishment and ongoing management of planting and seeding areas within the proposed development area. Ongoing monitoring will be used throughout the 30 year period to ensure proposed habitats meet and continue to provide the targeted conditions and functions, any required amendments to management regimes will directed by the results of the monitoring visits.

Principles Informed by Design Stage

The project's BNG target(s) should be set and documented early in the design process. Outline how background and baseline information influenced key design principles for the project from an early stage. This can provide useful context for the proposed retention, creation and enhancement measures.

Design Principles Informed by Baseline Information PM-B02

The baseline survey identified the most important onsite habitats and aimed to retain and incorporate these within the design. The majority of onsite natural features were retained within the site layout design and the creation of additional natural areas were maximised where possible to provide an overall gain in natural habitat.

Habitat and Condition Targets PM-T01

This table presents a summary record of what you have agreed to deliver based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve. Include the relevant ‘Area’, ‘Hedgerow’, and ‘Watercourse’ types to be implemented and managed throughout the period of 30 years or more.

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Other Neutral Grassland	Other Neutral Grassland	HP2	Poor	Moderate	10	A, C-E	Enhanced
Other Neutral Grassland	Other Neutral Grassland	HP1	Moderate	Good	10	A, C-F	Enhanced
Artificial Unvegetated, Unsealed Surface	Other Neutral Grassland	PHP1	N/A	Poor	2	C-E	Created
Artificial Unvegetated, Unsealed Surface	Mixed Shrub	PHP2	N/A	Poor	1	A and C	Created
Tree	Tree	T1 and T2	Moderate	Moderate	0	-	Retained
Multiple	Tree	PT1-12	N/A	Poor	10	A and F	Planted

Habitat Retention

Provide a concise description of the habitats that are to be retained in their baseline condition. Habitats being retained may still require ongoing measures to maintain their baseline condition.

Measures to be Implemented to Protect Retained Habitats PM-03

Two moderate condition trees (T1 and T2) will be retained within marginal, amenity areas. They will be subject to same monitoring schedule as all other onsite habitats.

Specification of Protective Measures to be Used PM-04

Management company to monitor and ensure enhancements are maintained and protected from domestic use.

Habitat Retention Plan PM-F01

Provide a plan with the locations of habitats to be retained (including whether to be protected and, or, enhanced) and those to be created under this HMMP. Include parcel references if needed. Tick box if any additional plans are provided in the Appendices ☐ . Reference: [Click or tap here to enter text.](#)





Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Summary (GH-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 6. Grassland Med High and V. High.

Target Habitat				HP1, HP2 (enhanced) and PHP1 (created)		
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	HP1 and HP2	N/A	Seeding	Monitor species composition and remove/add where required.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No	-	-	-	-
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	All	Ensure good seed coverage and minimise damage.	Prevent damage	
D	Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble) less than 5%.	Yes	All	Remove is present.	Remove if present	Remove if present
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Yes	All	Remove where required to allow higher value to species to establish.	Remove where required to allow higher value to species to establish.	Remove where required to allow higher value to species to establish.

F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type. Note – this criterion is essential for achieving Good condition for non-acid grassland types only.	Yes	HP1	-	Seeding.	Monitor species composition and remove/add where required.
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Additional Management Prescriptions (GH-B01)

N/A

Creation, Enhancement and Management Detailed Methods (GH-T02)

Provide detailed prescriptions for the creation and management of the habitat.

Action	Relevant Parcels	Timing	Prescriptions
Sowing	All	autumn or spring	The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out, divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact.
Establishment	All	Throughout year	Mow newly sown flowering lawns regularly (every 7 -10 days during growing season) throughout the first year of establishment. Cut to a height of 40-60mm, removing cuttings if dense. This will gradually develop a good sward structure, help maintain balance between faster growing grasses and slower developing wild flowers, and control annual weeds. Dig out any residual perennial weeds such as docks
On-going once established	All	Throughout	Mow regularly as a lawn but not too short (25-40mm). To permit flowering, mowing can be relaxed from May. Cut again when the sward gets untidy (after 4-8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower. Heavy quantities of cuttings should be collected and removed from site

Species Lists (GH-T03)

Provide a detailed species list for the habitat to be created

Supporting Information (GH-B02)
1.00% Anthyllis vulneraria Kidney Vetch 1.00% Betonica officinalis Betony 1.60% Centurea nigra Common Knapweed 1.00% Galium album – Hedge Bedstraw 1.60% Galium verum – Lady’s Bedstraw 1.40% Leucanthemum vulgare – Oxeye Daisy 0.20% Lotus corniculatus – Birdsfoot Trefoil 0.60% Medicago lupulina – Black Medick 2.40% Plantago lanceolata – Ribwort Plantain 1.00% Primula veris – Cowslip 1.20% Prunella vulgaris – Selfheal 1.60% Ranunculus acris – Meadow Buttercup 1.00% Silene vulgaris – Bladder Campion 0.40% Taraxacum officinale – Dandelion 4.00% Trifolium repens – White Clover (ag) Grasses – 80% 8.00% Agrostis capillaris – Common Bent 28.00% Cynosurus cristatus – Crested Dogstail 24.00% Festuca rubra – Red Fescue 4.00% Phleum bertolonii – Smaller Cat’s-tail 16.00% Poa pratensis – Smooth-stalked Meadow-grass



Scrub

Creation, Enhancement and Management Summary (SC-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 19. Scrub.

Target Habitat:		Mixed Scrub poor condition created				
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation approach	Enhancement Approach	Management Approach
A	The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprising more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Yes	HP3	Planting of native species.	-	Replace dead or diseased specimens as required.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	No	-	-	-	-
C	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Yes	HP3	Only native species planted.	-	Any colonising non-native species removed.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No	-	-	-	-
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	-	-	-	-

Scrub

Creation, Enhancement and Management Detailed Methods (SC-T02)

Provide detailed prescriptions for the creation and management of the habitat.

Action	Relevant parcels	Timing	Prescriptions
Planting	PHP3	Novermber to March	Clear any grass and vegetation around the planting area, Plant the shrubs in groups of about 5 of the same type
Establishment	PHP3	Autumn/Winter	Scattered wood chippings along the base of the planted area to prevent competition from weeds. Remove dead plants and replace with new during the autumn or winter
Once-established	PHP3	On-going	Do not be cut until late winter (January/February) as shrub berries provide a valuable autumn/winter food source for many species. Replace any dead/diseased plants as required.

Scrub Species Lists (SC-T03)

Common Name	Scientific Name	Abundance / %	Comments
Hazel	<i>Corylus avellana</i>	20	
Holly	<i>Ilex aquifoium</i>	20	
Hawthorn	<i>Crataegus monogyna</i>	5	
Rose	<i>Rosa sp</i>	5	
Blackthorn	<i>Prunus spinosa</i>	5	
Spindle	<i>Euonymus europaeus</i>	15	
Dogwood	<i>Cornus sanguinea</i>	30	

Individual Trees

Creation, Enhancement and Management Summary (UT-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 9. Individual Trees

Target Habitat:		12x trees planted of Poor condition target				
Condition Assessment Criteria		Targeted	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	Yes	All	12 trees planted	-	Trees checked and dead/diseased specimens replaced.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	No	-	-	-	-
C	The tree is mature (or more than 50% within the block are mature).	No	-	-	-	-
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	No	-	-	-	-
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	-	-	-	-
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes		Planted in appropriate location.	-	Ensure surrounding ground conditions remain as required.

Individual Trees

Creation, Enhancement and Management Detailed Methods (UT-T02)

Provide detailed prescriptions for the creation and management of the habitat.

Action	Relevant Features	Timing	Prescriptions
Planting	PT1 - 12	November to March	Scattered wood chippings along the base of the trees to prevent competition from weeds.
Establishment	PT1 - 12	On-going	Replace dead specimens as required.
Once established.	PT1 - 12	On-going	Replace dead specimens as required.

Individual Trees Species Lists (UT-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Silver Birch	<i>Betula pendula</i>	33	
Hornbeam	<i>Carpinus betulus</i>	33	
Field Maple	<i>Acer campestris</i>	33	

Habitat Creation and Management – Risk Register and Remedial Measures PM-T02

Provide a site-wide risk register associated with creating, enhancing and, or, managing each habitat type. Consider your approach to delivering the BNG targets in case the management prescriptions do not deliver as expected.

This is a pre-emptive list. The list of potential risks should be as comprehensive as possible to provide confidence in the delivery of the management plan objectives. Complete each habitat's management targets and prescriptions first, then consider the likelihood of the risk occurring and what impacts it may have if it was to occur. Consider how these may feed back into monitoring requirements.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
28/10/2025	Grassland	Excessive indicators of sub-optimal condition/dominance from weeds/scrub/bracken.	Target condition not met or unlikely to be met within stated time frame.	Based on monitoring results amend management strategy to target non-wanted species.
28/10/2025	Grassland	Species diversity fails to meet required levels for condition.	Species present per sqm not met or unlikely to be met within stated time period which is highlighted during monitoring.	Additional seeding or replacement with different species to increase species count.
28/10/2025	Scrub	Specimens fail to establish	10% of planted specimens die/become diseased.	Replace individuals where necessary.
28/10/2025	Scrub	Non-native species colonise	Any non-native species identified.	Immediate removal.
28/10/2025	Trees	Newly planted trees failing to establish	Any tree dies or becomes diseased at any stage within 30 years.	Replace any dead specimens.
28/10/2025	Trees	Newly planted tree causes significant damage/issues with ground levels that cannot be remediated.	Prolonged damage or risk of significant damage.	Translocate tree or remove tree and replace in a retained location of the site.

3. Monitoring Schedule

To deliver BNG, a robust strategy is critical to monitor successes and challenges. Routine monitoring informs progress and facilitates the required management plan updates at set intervals.

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)

All habitat features will be subject to updated surveys at the relevant periods following completed works following the same survey methods as the baseline assessment. All features will be assessed on condition with scrub and grassland areas subject to further assessment to determine species list and approximate % compositions. Results of the monitoring will be used to determine any required amendments to the management strategies.

Monitoring Methods and Intervals MS-T01

Provide details of the methods you will use to adequately monitor the progress towards the targets stated in the management plan and as agreed with the Local Planning Authority.

Monitoring methods and frequency need to be considered according to habitat type. The text below is only for illustrative purposes. Plan according to your own project and habitat requirements.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Other neutral grassland	To be undertaken on all areas. Undertake quadrat sampling to identify the habitat type that is establishing (all areas) number of species per m ² (HP1). Estimate percentage of bare ground, bramble and bracken cover (all areas). Collect a botanical species list across grassland to check against target species list (all areas)	Years 1, 3, 5, 10, 15, 20, 25, 30 Surveys to be completed between May and August
Scrub	To be undertaken on all areas. Collect a botanical species list across to check against target species list and percentage composition.	Years 1, 3, 5, 10, 15, 20, 25, 30 Surveys to be completed between May and August
Tree	Ground based assessment of condition.	Years 1, 3, 5, 10, 15, 20, 25, 30 Surveys to be completed between May and August

Monitoring Reports

Following completion of habitat creation and initial enhancement works, prepare for your monitoring report for the Local Planning Authority or Responsible Body. You should monitor each habitat type comprising the BNG project. Provide sufficient detail for the reviewing authority to assess the progress. The ‘Monitoring Report Template’ can help you do this. The requirements and regularity with which the monitoring reports are required are at the discretion of the LPA or Responsible Body. Prepare the monitoring requirements below.

Monitoring Report Schedule MS-T02

Provide details of the person or organisation that will be responsible for submitting the monitoring reports. Also state the responsible organisation for receiving and reviewing the reports.

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports

Provide details of when the monitoring surveys and reports will be undertaken and submitted. You can extend the table and adjust according to your required schedule.

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
1	September	September or October	Report on results of habitat measures
3	September	September or October	Report on results of habitat measures
5	September	September or October	Report on results of habitat measures
10	September	September or October	Report on results of habitat measures
15	September	September or October	Report on results of habitat measures
20	September	September or October	Report on results of habitat measures
25	September	September or October	Report on results of habitat measures
30	September	September or October	Report on results of habitat measures

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

Monitoring will assess progress towards reaching required habitat and condition types. The results will be detailed within the relevant monitoring plan which will then be used to update the management and maintenance schedule where necessary to meet the targets. A revised HMMP will be produced following each monitoring visit, when required, to ensure details of actions taken and outcomes are recorded. Where necessary, increased monitoring visits can be recommended to ensure habitat progression is maintained.